

FILED
GREENVILLE CO. S. C.
FEB 15 2 22 PM '74

1301 803

MORTGAGE

THIS MORTGAGE is made this 14th day of February, 1974, between the Mortgagor, RONALD E. GREGORY

(herein "Borrower"), and the Mortgagee, SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the state of South Carolina, whose address is P. O. Box 937, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred and No/100--Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 10, 1994

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL those certain pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, on the Northern side of E. Washington Street, in the City of Greenville, South Carolina, and originally being portions of Lots Nos. 29 and 30, Block C of Boyce Lawn Addition, the Plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book A, at Page 383, and being also shown on a more recent survey of property entitled "Property of Ronald E. Gregory", dated January, 1974, being recorded in the RMC Office in Plat Book 5B, at page 77, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of a block wall on the Northern side of E. Washington Street at the joint corner of the Gregory property and property of McGunkin and running thence N. 17-15 W. 93.2 feet to an iron pin; thence running S. 41-09 W. 95 feet to a point; thence continuing S. 38-11 W. 76.5 feet to an iron pin on the Northern side of E. Washington Street; thence along the Northern side of E. Washington Street, N. 72-45 E. 143.9 feet to the point and place of beginning.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

0803

4328 RV-2